

WHEN RECORDED, RETURN TO:

Valley Grove, LLC
c/o St. John Properties, LLC
1982 W. Pleasant Grove Boulevard, Suite D
Pleasant Grove, UT 84062
Attn: Daniel Thomas

FATCO NCS-928029-ai

**AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND GRANT OF EASEMENTS**

FOR

VALLEY GROVE BUSINESS PARK

THIS AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS FOR VALLEY GROVE BUSINESS PARK (this "Amendment") is made and entered into as of the 27th day of January, 2019, by VALLEY GROVE, LLC, a Maryland limited liability company ("Declarant").

RECITALS:

A. Declarant made and entered into that certain "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Grant of Easements for Valley Grove Business Park dated April 12, 2016 and recorded in the official records of the Utah County Recorder, State of Utah, on April 19, 2016 as Entry No. 34010:2016 (the "Declaration"), which Declaration encumbers the property more particularly described on Exhibit A attached hereto (the "Property").

B. The Utah Department of Transportation ("UDOT") has requested to purchase certain portions of the Property for road widening (the "Sale").

C. Declarant has authority to amend the Declaration to enable the Sale pursuant to Sections 2.3 and 14.5.

NOW, THEREFORE, in consideration of the above recitals (which are incorporated by reference into this Amendment) and for valuable consideration pursuant to the terms of the Declaration, it is hereby declared that:

DECLARATION:

1. The Declaration is released and withdrawn as to the portions of the Property more particularly described on Exhibit B, attached hereto (the "UDOT Parcels").

2. This Amendment is executed for the sole purpose of releasing and withdrawing the UDOT Parcels from the Declaration to enable the Sale as set forth above, and does not constitute or in any way operate as an amendment, alteration, release or discharge of any other terms, conditions, rights or

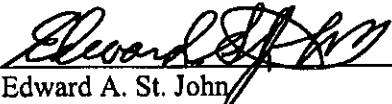
obligations as set forth in the Declaration. In the event of any conflict or discrepancy between the terms of the Declaration and this Amendment, the terms of this Amendment shall govern and control. This Amendment also does not affect rights, if any, which Valley Grove, LLC may have as to the UDOT Parcels, other than as a Declarant under the Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the day and year first above written.

WITNESS:

VALLEY GROVE, LLC,
a Maryland limited liability company


By: EDWARD ST. JOHN, LLC,
a Delaware limited liability company
Its: Manager


By: Edward A. St. John
General Manager

STATE OF MARYLAND)
):ss
COUNTY OF BALTIMORE)

I HEREBY CERTIFY, that on this 25TH day of January, 2019, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the General Manager of Edward St. John, LLC, which entity is the manager of Valley Grove, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal:


NOTARY PUBLIC

My Commission Expires: 10/9/22

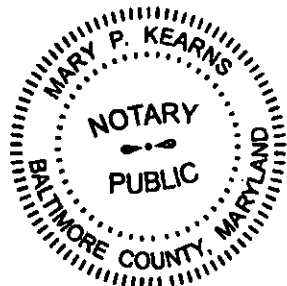


EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY****LOT 1 DESCRIPTION:**

Beginning at a point on the North Line of Sam White Lane, as described on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under Entry No. 83481:2006 and Map Filing No. 11732 in the Utah County Recorder's Office, which is located North 89°37'36" East 1184.15 feet along the quarter section line and South 52.68 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Southeasterly 50.31 feet along the arc of a 343.78 --foot radius non-tangent curve to the right (center bears South 36°59'47" West and the chord bears South 57°11'46" East 50.26 feet with a central angle of 08°23'05"), along said North line; thence South 50°00'00" East 92.65 feet along said North line; thence Southeasterly 222.87 feet along the arc of a 2902.93-foot radius tangent curve to the right (center bears South 40°00'00" West and the long chord bears South 47°48'02" East 222.82 feet, through a central angle of 4°23'56"), along said North line; thence Northeasterly 41.10 feet along the arc of a 25.00-foot radius tangent reverse curve to the left (center bears North 44°23'56" East and the long chord bears North 87°18'08" East 36.63 feet, through a central angle of 94°11'39"), along said North line to the West line of Grove Parkway, as described on said Plat; thence Northeasterly 128.14 feet along the arc of a 247.89-foot radius tangent compound curve to the left (center bears North 49°47'43" West and the long chord bears North 25°23'47" East 126.71 feet, through a central angle of 29°37'00"), along said West line; thence Northeasterly 125.14 feet along the arc of a 391.00-foot radius tangent reverse curve to the right (center bears South 79°24'44" East and the chord bears North 19°45'24" East 124.61 feet with a central angle of 18°20'15"), along said West line; thence North 89°35'00" West 411.35 feet along the Deed line to the point of beginning.

Contains 51,681 Square Feet or 1.186 Acres

LOTS 2-9 DESCRIPTION:

All of Lot 1, 2, 4, Parcel A and Private Road Parcel of DMB SUBDIVISION NO. 1 recorded June 2, 2009 as Entry No. 61137:2009 and as Map Filing No. 13027, being more particularly described as follows:

Beginning at a point on the South Line of North County Boulevard which is located North 89°37'36" East 1,780.75 feet along the quarter section line and South 21.08 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Southeasterly 395.46 feet along the arc of a 2,056.00 foot radius curve to the left (center bears North 47°43'21" East and the chord bears South 47°47'16" East 394.85 feet with a central angle of 11°01'14"); thence South 48°56'31" East 52.66 feet; thence South 53°17'53" East 184.91 feet; thence South 89.01 feet; thence South 36°41'47" West 465.98 feet; thence South 37°20'59" West 221.50 feet; thence South 83°21'16" West 42.42 feet; thence North 51°36'51" West 73.93 feet; thence Northwesterly 209.06 feet along the arc of a 851.38 foot radius curve to the left (center bears South 38°23'09" West and the chord bears North 58°38'56" West 208.54 feet with a central angle of 14°04'10"); thence North 65°41'01" West 141.70 feet; thence Northwesterly 188.93 feet along the arc of a 769.38 foot radius curve to the right (center bears North 24°18'59" East and the chord bears North 58°38'56" West 188.45 feet with a central angle of 14°04'10"); thence North 51°36'51" West 35.19 feet; thence Northerly 101.92 feet along the arc of a 60.00 foot radius curve to the right (center bears North 38°23'09" East and the chord bears North 02°57'06" West 90.10 feet with a central angle of 97°19'30"); thence North 45°42'39" East 408.21 feet;

thence Northeasterly 3.23 feet along the arc of a 329.88 foot radius curve to the left (center bears North 44°17'21" West and the chord bears North 45°25'48" East 3.23 feet with a central angle of 00°33'41"); thence Southerly 17.81 feet along the arc of a 11.00 foot radius curve to the left (center bears South 44°51'02" East and the chord bears South 01°14'05" East 15.93 feet with a central angle of 92°46'05"); thence South 47°37'08" East 20.30 feet; thence Southeasterly 26.65 feet along the arc of a 100.00 foot radius curve to the right (center bears South 42°22'52" West and the chord bears South 39°59'07" East 26.57 feet with a central angle of 15°16'02"); thence Southeasterly 53.29 feet along the arc of a 200.00 foot radius curve to the left (center bears North 57°38'54" East and the chord bears South 39°59'07" East 53.13 feet with a central angle of 15°16'02"); thence South 47°37'08" East 134.28 feet; thence Easterly 14.80 feet along the arc of a 14.00 foot radius curve to the left (center bears North 42°22'52" East and the chord bears South 77°54'33" East 14.12 feet with a central angle of 60°34'50"); thence Easterly 32.86 feet along the arc of a 62.00 foot radius curve to the right (center bears South 18°11'58" East and the chord bears North 86°58'54" East 32.47 feet with a central angle of 30°21'44"); thence Easterly 13.79 feet along the arc of a 14.00 foot radius curve to the left (center bears North 12°09'46" East and the chord bears North 73°56'13" East 13.24 feet with a central angle of 56°27'08"); thence North 45°42'39" East 11.64 feet; thence South 44°17'21" East 6.00 feet; thence North 45°42'39" East 5.43 feet; thence Northeasterly 163.61 feet along the arc of a 266.89 foot radius curve to the left (center bears North 44°17'21" West and the chord bears North 28°08'57" East 161.06 feet with a central angle of 35°07'22"); thence Northerly 36.97 feet along the arc of a 372.00 foot radius curve to the right (center bears South 79°24'43" East and the chord bears North 13°26'06" East 36.95 feet with a central angle of 05°41'38"); thence North 73°42'59" West 14.87 feet; thence Northwesterly 25.35 feet along the arc of a 50.00 foot radius curve to the right (center bears North 16°17'01" East and the chord bears North 59°11'30" West 25.08 feet with a central angle of 29°02'59"); thence North 44°40'00" West 184.85 feet; thence South 45°01'40" West 64.00 feet; thence North 44°40'00" West 43.70 feet; thence Northerly 33.06 feet along the arc of a 329.89 foot radius curve to the left (center bears North 73°40'12" West and the chord bears North 13°27'33" East 33.05 feet with a central angle of 05°44'32"); thence Northeasterly 202.49 feet along the arc of a 309.00 foot radius curve to the right (center bears South 79°24'44" East and the chord bears North 29°21'39" East 198.89 feet with a central angle of 37°32'46"); thence Easterly 54.73 feet along the arc of a 35.00 foot radius curve to the right (center bears South 41°51'58" East and the chord bears South 87°04'18" East 49.32 feet with a central angle of 89°35'19") to the point of beginning.

Contains 512,170 Square Feet or 11.758 Acres

LOTS 10-13 DESCRIPTION:

Beginning at a point on the East right-of-way line of Grove Parkway, as described on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under Entry No. 83481:2006 and Map Filing No. 11732 in the Utah County Recorder's Office, which is located North 89°37'36" East 959.96 feet along the quarter section line and South 896.63 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence Northeasterly 23.83 feet along the arc of a 133.00-foot radius curve to the left (center bears North 31°21'53" West and the long chord bears North 53°30'05" East 23.80 feet, through a central angle of 10°16'02"), along said East right-of-way line; thence North 48°22'07" East 129.39 feet along said East right-of-way line; thence Northeasterly 52.47 feet along the arc of a 60.00 -foot radius tangent curve to the right (center bears South 41°37'53" East and the long chord bears North 73°25'17" East 50.81 feet, through a central angle of 50°06'19"), along said East right-of-way line; thence Southeasterly 23.64 feet along the arc of an 85.00-foot radius tangent reverse curve to the left (center bears North 8°28'26" East and the long chord bears South 89°29'41" East 23.57 feet. Through a central angle of 15°56'14"), along said East right-of-way line to the South right-of-way line of Granite Way; thence Southeasterly 48.01 feet along the arc of a 60.00-foot radius tangent reverse curve to the right (center bears South 7°27'48" East and the long chord

bears South 74°32'19" East 46.74 feet, through a central angle of 45°50'56"), along said South right-of-way line; thence South 51°36'51" East 45.96 feet along said South right-of-way line; thence Southeasterly 209.06 feet along the arc of an 851.38-foot radius tangent curve to the left (center bears North 38°23'09" East and the long chord bears South 58°38'56" East 208.54 feet, through a central angle of 14°04'10"), along said South right-of-way line; thence South 65°41'01" East 141.70 feet along said South right-of-way line; thence Southeasterly 188.93 feet along the arc of a 769.38-foot radius tangent curve to the right (center bears South 24°18'59" West and the long chord bears South 58°38'56" East 188.45 feet, through a central angle of 14°04'10"), along said South right-of-way line; thence South 51°36'51" East 50.00 feet along said South right-of-way line to the West right-of-way line of Pleasant Grove Boulevard; thence South 38°23'09" West 0.05 feet along said West right-of-way line; thence South 5°07'17" East 33.13 feet along said West right-of-way line; thence South 46°59'38" West 361.31 feet along said West right-of-way line; thence South 45°56'34" West 343.15 feet along said West right-of-way line to the North right-of-way line of Interstate 15; thence North 58°34'15" West 226.19 feet along said North right-of-way line; thence North 63°32'49" West 173.05 feet along said North right-of-way line; thence North 63°31'23" West 45.77 feet along said North right-of-way line to the South line of Lot 1 of Said BMW Subdivision and Road Dedication Plat; thence South 89°43'50" East 119.60 feet along said South line to the Southeast corner of said Lot 1; thence North 0°04'52" East 482.88 feet along the East line of said Lot 1; thence North 0°01'07" West 42.88 feet along said East line to the Northeast corner of said Lot 1 and being the point of beginning.

Contains 419,415 Square Feet or 9.628 Acres

Total Area Contains 983,266 Square Feet or 22.573 Acres

EXHIBIT B**LEGAL DESCRIPTIONS OF UDOT PARCELS****LC49:901:A**

A parcel of land in fee, being part of an entire tract of property, situate in Lot 8 of Valley Grove Business Park Plat 'A', a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-135 (Pleasant Grove Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at a northeast corner of said Lot 8, which corner is also on the existing westerly right of way line and limited access of SR-135 (Pleasant Grove Blvd.), which corner is 1,937.88 feet N.89°37'36"E. along the quarter section line and 953.88 feet South from the West Quarter Corner of said Section 30; and running thence the following two (2) courses which are along the easterly boundary of said entire tract and said right of way and limited access line:

(1) S.37°20'59"W. 147.60 feet; (2) S.83°21'16"W. 42.42 feet to a point on the southerly boundary of said entire tract; thence N.51°36'51"W. 11.31 feet along said boundary to a point 102.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 103+35.90; thence N.82°37'20"E. 39.93 feet to a point 74.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 103+64.62; thence N.35°38'44"E. 148.74 feet to a point on the northerly boundary of said entire tract, which point is 79.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 105+14.45; thence S.52°56'33"E. 17.88 feet, more or less, along said boundary to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

LC49:903:A

A parcel of land in fee, being part of an entire tract of property, situate in Lot 7 of Valley Grove Business Park Plat 'A', a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-135 (Pleasant Grove Blvd.); known as PG BLVD. Interchange Area Improvements.

Beginning at the northeast corner of said entire tract, which corner is also on the existing westerly right of way and limited access line of SR-135 (Pleasant Grove Blvd.), which corner is 2,047.70 feet N.89°37'36"E. along the quarter section line and 808.65 feet South from the West Quarter Corner of said Section 30; and running thence the following two (2) courses which are along the easterly boundary of said Lot 7 and said right of way and limited access line:

(1) S.36°41'47"W. 108.76 feet; (2) S.37°20'59"W. 73.90 feet, more or less, to the southeast corner of said Lot 7; thence N.52°56'33"W. 17.88 feet along said boundary to a point 79.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 105+14.45 and designated as Point "K"; thence N.36°12'59"E. 84.96 feet to a point 80.00 feet

radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 106+00.00; thence N.36°42'07"E. 91.58 feet to a point which is 80.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 106+91.58 and designated as Point "J"; thence N.36°42'07"E. 6.00 feet, more or less, to a point on the northerly boundary line of said entire tract, which point is 80.00 feet radially distant northwesterly from the SR-135 control line of said project, at Engineer Station 106+97.58; thence S.53°18'13"E. 19.42 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 3,486 square feet or 0.080 acre in area, more or less.

LC49:905:A

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6 of Valley Grove Business Park Plat A a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-135 (Pleasant Grove Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at the northeast corner of said Lot 6, which corner is also on the existing westerly right of way and limited access line of SR-135 (Pleasant Grove Blvd.), which corner is 2,165.49 feet N.89°37'36"E. along the quarter section line and 651.37 feet South from the West Quarter Corner of said Section 30; and running thence S.36°41'47"W. 197.11 feet, more or less, along the easterly boundary of said entire tract and said right of way and limited access line to the southeast corner of said entire tract; thence N.53°18'13"W. 19.42 feet along said boundary to a point 80.00 feet perpendicularly distant northwesterly from the SR-135 control line of said project, at Engineer Station 106+97.58; thence N.36°59'33"E. 14.00 feet to a point 79.93 feet perpendicularly distant northwesterly from the SR-135 control line of said project, at Engineer Station 107+11.58 and designated as Point "H"; thence N.36°59'33"E. 183.23 feet, more or less, to a point on the northerly boundary line of said entire tract, which point is 79.00 feet perpendicularly distant northwesterly from the SR-135 control line of said project, at Engineer Station 108+94.81 and designated as Point "G"; thence S.52°56'33"E. 18.40 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

LC49:907:A

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6 of Valley Grove Business Park Plat A a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-135 (Pleasant Grove Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at the northwest corner of said Lot 5, which corner is also on the existing southerly right of way line of SR-129 (North County Blvd.), which corner is 2,159.20 feet N.89°37'36"E.

along the quarter section line and 357.93 feet South from the West Quarter Corner of said Section 30; and running thence S.53°17'53"E. 127.18 feet along said existing right of way line; thence the following two (2) courses which are along the easterly boundary of said entire tract and the existing right of way and limited access line of SR-135 (Pleasant Grove Blvd.):

(1) South 89.01 feet; (2) S.36°41'47"W. 160.11 feet, more or less, to the southeast corner of said entire tract; thence N.52°56'33"W. 18.40 feet along the southerly boundary of said entire tract to a point 79.00 feet perpendicularly distant northwesterly from the SR-135 control line of said project, at Engineer Station 108+94.81 and designated as Point "G"; thence N.32°44'59"E. 130.58 feet to a point 88.00 feet perpendicularly distant northwesterly from the SR-135 control line of said project, at Engineer Station 110+25.08; thence N.07°41'34"W. 71.51 feet to a point 110.00 feet perpendicularly distant southwesterly from the SR-129 control line of said project, at Engineer Station 521+46.03 and designated as Point "F"; thence N.49°58'19"W. 103.41 feet, more or less, to a point on the westerly boundary line of said entire tract, which point is 104.00 feet perpendicularly distant southwesterly from the SR-129 control line of said project, at Engineer Station 522+49.27; thence N.37°03'27"E. 44.00 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

LC49:908

A parcel of land in fee, being part of an entire tract of property, situate in Lot 4 of Valley Grove Business Park Plat 'A', a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-129 (North County Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at the northwest corner of said Lot 4, which corner is on the existing southerly right of way line of SR-129 (North County Blvd.), which corner is 2,008.75 feet N.89°37'36"E. along the quarter section line and 237.79 feet South from the West Quarter Corner of said Section 30; and running thence the following three (3) courses which are along said right of way line: (1) southeasterly 81.62 feet along the arc of a 2,056.00-foot radius curve to the left, through a central angle of 02°16'29", the chord of which bears S.52°09'38"E. 81.62 feet to a point of non-tangency; (2) S.48°56'31"E. 52.66 feet; (3) S.53°17'53"E. 57.73 feet, more or less, to the northeast corner of said entire tract; thence S.37°03'27"W. 44.00 feet along said boundary to a point 104.00 feet perpendicularly distant southwesterly from the SR-129 control line of said project, at Engineer Station 522+49.27; thence N.50°08'06"W. 34.51 feet to a point 102.10 feet perpendicularly distant southwesterly from the SR-129 control line of said project, at Engineer Station 522+83.72; thence N.43°34'41"W. 159.53 feet, more or less, to a point on the westerly boundary line of said entire tract, which point is 76.77 feet radially distant southwesterly from the SR-129 control line of said project, at Engineer Station 524+37.96; thence N.37°03'27"E. 20.78 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

LC49:909

A parcel of land in fee, being part of an entire tract of property, situate in Lot 3 of Valley Grove Business Park Plat 'A', a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-129 (North County Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at the northwest corner of said Lot 3, which corner is also on the existing southerly right of way line of SR-129 (North County Blvd.), which corner is 1,888.95 feet N.89°37'36"E. along the quarter section line and 132.15 feet South from the West Quarter Corner of said Section 30; and running thence southeasterly 159.25 feet along the arc of a 2,056.00-foot radius curve to the left, through a central angle of 04°26'16", the chord of which bears S.48°48'16"E. 159.21 feet, more or less, along said right of way line to a point of non-tangency, which point is the northeast corner of said entire tract; thence S.37°03'27"W. 20.78 feet along the easterly boundary of said entire tract, which point is 76.77 feet radially distant southwesterly from the SR-129 control line of said project, at Engineer Station 524+37.96; thence N.43°34'41"W. 160.95 feet; thence N.41°26'32"W. 0.82 feet, more or less, to a point on the westerly boundary line of said entire tract, which point is 61.97 feet radially distant southwesterly from the SR-129 control line of said project, at Engineer Station 525+93.69; thence N.44°53'06"E. 5.97 feet along said boundary to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

LC49:910

A parcel of land in fee, being part of an entire tract of property, situate in Lot 2 of Valley Grove Business Park Plat A a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No. 15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., for future improvements of existing SR-129 (North County Blvd.), known as PG BLVD. Interchange Area Improvements.

Beginning at a point on the easterly boundary of said Lot 2, which point is on the existing southerly right of way line of SR-129 (North County Blvd.), which point is 1,827.09 feet N.89°37'36"E. along the quarter section line and 70.69 feet South from the West Quarter Corner of said Section 30, which point is also 56.00 feet radially distant southwesterly from the SR-129 control line of said project, at Engineer Station 526+78.10; and running thence southeasterly 86.92 feet, more or less, along the arc of a 2,056.00-foot radius curve to the left, through a central angle of 02°25'20", the chord of which bears S.45°22'28"E. 86.92 feet to a point of non-tangency, which point is the northeast corner of said entire tract; thence S.44°53'06"W. 5.97 feet along the easterly boundary of said entire tract to a point 61.97 feet radially distant southwesterly from the SR-129 control line of said project, at Engineer Station 525+93.69; thence N.41°26'32"W. 87.09 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.